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"City of Choice"

**ORDINANCE NO. 1257**

**AN ORDINANCE AMENDING CITY OF CIBOLO UNIFIED DEVELOPMENT CODE ARTICLE 1 GENERAL PROVISIONS, SECTION 1.12 *UNIFIED DEVELOPMENT CODE DEFINITIONS* AND ARTICLE 19 GENERAL SUBDIVISION STANDARDS, SECTION 19.4 *BLOCK DESIGN* BY REQUIRING ALL LOTS LESS THAN SIXTY (60) FEET TO REQUIRE VEHICULAR ACCESS FROM AN ALLEY; PROVIDING FOR SEVERABILITY; REPEALING ANY OTHER CODE PROVISIONS, ORDINANCES, PARTS OF ORDINANCES, AND OTHER PROVISIONS IN CONFLICT HEREWITH; AND ADOPTING AN EFFECTIVE DATE.**

**WHEREAS**, any proposed streets being built in new subdivisions must be interconnected and must connect with adjacent streets external to the subdivision in order to provide multiple routes for pedestrian and vehicle trips from and within the subdivision; and

**WHEREAS**, it is imperative that subdivision access must provide roadways that remain open to the public and provide community-wide access as part of an overall connected street network ; and

**WHEREAS**, Fire Department and emergency first responders must have free access on all public streets including new streets in subdivisions; and

**WHEREAS**, the City Council contends that the Code amendments included within this Ordinance promote the health, safety, and welfare of its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS THAT:**

**SECTION 1. AMENDMENT.** Portions of Article 1 *General Provisions*, Section 1.12 *Unified Development Code Definitions* and Article 19 *General Subdivision Standards*, Section 19.4 *Block Design*, of the Cibolo Unified Development Code are hereby amended to read as follows:

**Section 1.12 Unified Development Code Definitions**

**Alley**

A minor public right-of-way not intended to serve as the primary access to lots; but rather as a secondary means of vehicular service access to the back or sides of properties that abut a street unless required per Section 19.4 of this Code.

#### Sec. 19.4 Block Design.

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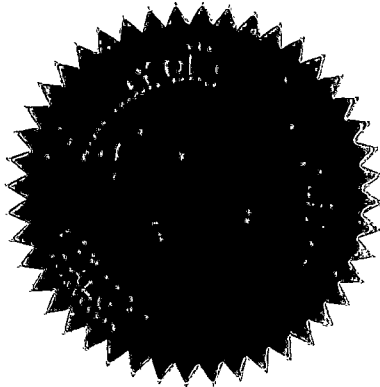
- A. All lots less than sixty (60) feet in width platted after the effective date of this provision are required to take vehicular access from an alley. Alley design and construction shall conform to all requirements of this UDC, the Cibolo Design and Construction Manual.
- B. The length, width and shape of blocks will be determined with due regard to:
  - 1. Provision of adequate building sites suitable to the special needs of the type of use contemplated (note that the Planning and Zoning Commission may require that the block and lot size bear reasonable relation to the planned use of the land);
  - 2. Zoning requirements as to lot sizes and dimensions; and
  - 3. Need for convenient access, circulation, control and safety of street traffic
- C. In general, intersecting streets shall be used to determine the block lengths and widths, and shall be provided at such intervals as to serve cross traffic adequately, and to meet existing streets or customary subdivision practices.
- D. A deviation from the standards of this section may be considered in cases where physical barriers, property ownership or adjacent existing subdivisions create conditions where it is appropriate. The length may be increased or decreased to meet the existing conditions having due regard for connecting streets, circulation of traffic and public safety.
- E. In general, block lengths along minor or secondary streets shall not exceed 1,400 feet or be less than 500 feet. Along arterial streets, blocks shall not exceed 1,800 feet or be less than 900 feet. For a residential subdivision, block length shall be that distance measured along the centerline of the street from the intersection centerpoint of one through street to the intersecting centerpoint of another through street, or to the mid-point of a cul-de-sac.
- F. Blocks shall be numbered consecutively within the subdivision and/or sections of an overall plat.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

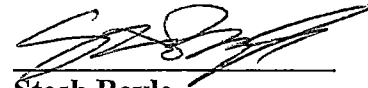
**SECTION 3. SEVERABILITY.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void; and that in lieu of each clause or provision of this Ordinance that is invalid, illegal, or unenforceable there be added as a part of the Ordinance a clause or provision as similar in terms to such invalid, illegal, or unenforceable clause or provision as may be possible, legal, valid, and enforceable.

**SECTION 4. EFFECTIVE DATE.** The Ordinance shall be effective immediately upon the vote and approval of the City Council.

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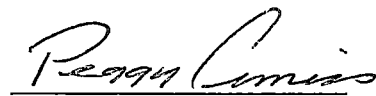


**MAYOR**

  
Stosh Boyle

**ATTEST:**

**CITY SECRETARY**

  
Peggy Cimics

**APPROVED AS TO FORM:**

  
Frank J. Garza  
CITY ATTORNEY